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A

PARTICULAR

OF

An exceeding well-built Dwelling Houſe and Convenient OFFICES,

BELONGING TO

JOHN SUTTON, Eſq;

Situated in *Charles-Street, Berkeley-Square,* oppoſite *Queen-Street*;

Containing thirty feet in Front and 106 feet in Depth:

The PREMISES are in excellent Repair, the Rooms well fitted up with Marble Chimney Pieces and Slabs, ornamented Cielings, carved Cornices, Mortice Locks to the Doors, and ſeveral uſeful Fixtures and Conveniences, as hereafter ſpecified.

Which will be SOLD by AUCTION,

By Mr. PRESTAGE, *on the Premiſes,*

On *Tueſday* the 30th of this Inſtant APRIL 1765,

Punctually at One o'Clock.

The ſaid PREMISES are held by a Term, Eighty-four Years of which are unexpired, and ſubject to a Ground Rent of £ 12 *per Annum.*

To be viewed on *Tueſday* the 23d Inſtant, to the Time of Sale, from Twelve o'Clock till Three each Day, (*Sunday* excepted)

PARTICULARS may be had *gratis* at the Place of Sale aforeſaid; and at Mr. PRESTAGE's, in *Savile-Row,* next *Conduit-Street, Hanover-Square.*

And Likewiſe at the ſame Time will be ſold,

A neat Crane Neck Town CHARIOT almoſt New, and a Travelling COACH.

CONDITIONS of SALE.

I. THE higheſt Bidder to be the Buyer, and if any Diſpute ſhall ariſe between Two or more Bidders, the Houſe ſhall immediately be put up again.

II. That no Perſon advance leſs than Ten Pounds each Bidding.

III. That the Purchaſer ſhall immediately pay into the Hands of Mr. PRESTAGE, a Depoſit of Twenty Pounds *per Cent.* in Part of the Purchaſe Money, and at the ſame Time ſign an Agreement for Payment of the Remainder thereof on or before the 30th Day of *May* 1765, at which Time Poſſeſſion of the Premiſes ſhall be given to the Purchaſer.

IV. That all Taxes ſhall be cleared up to the Purchaſer to the Time aforeſaid.

Laſtly. That upon Payment of the Remainder of the Purchaſe Money on or before the ſaid 30th Day of *May* next, a proper Aſſignment of the ſaid Leaſe (at the Expence of the Purchaſer) ſhall be made: but in Default of the Purchaſer not complying with the Conditions aforeſaid, the Proprietor ſhall be at full Liberty to reſell the ſame, and the Deficiency (if any be by ſuch ſecond Sale) together with all Charges attending the ſame, ſhall be made good by the Purchaſer who ſhall neglect to comply with the Conditions of this Sale.

TUESDAY, *April* the 30th, 1765.

A PARTICULAR of an exceeding well-built Dwelling Houſe and convenient Offices, together with the Fixtures and Meaſurements hereafter ſpecified, *viz.*

FRONT NEXT TO CHARLES-STREET. BEING 30 ft with iron rails before the area, 2 ſtone lamp pillars and irons, 2 extinguiſhers for flambeaux, a ſhoe ſcraper, a maſk knocker, an iron gate, lock and key, and ſtone ſteps to go down to the fore area which is paved with ſtone, 2 bricked vaults, and a neceſſary under the ſtreet, with locks and keys, and latches to the doors.

The SUBTERRANEOUS.

FORWARD. A SERVANTS HALL. Floored with deal, a ſtone chimney piece and hearth, a grate fixt in brick work, part wainſcoted and part plaiſter, one ſaſh window with inſide ſhutters and iron bar, 2 preſſes for beds with folding doors, a ditto for ſervants cloaths with locks and keys, and a cupboard under the window with locks and keys.

A BUTLER's PANTRY. Floored with deal, part wainſcoted and part plaiſtered, one ſaſh window with inſide ſhutters and iron faſtenings, a ſtone chimney piece, hearth and ſlab, and a Bath ſtove fixt, a preſs for a bed, a ditto for cloaths, a glaſs cupboard with locks and keys, an iron lock and key to the door, a lead ciſtern, pipe and cock to a ſink under the window, and 3 ſhelves fixt.

HOUSEKEEPER's ROOM. Floored with deal, part wainſcoted and part plaiſter, two ſaſh windows with inſide ſhutters and iron faſtenings, 5 preſſes with locks and keys, 2 ſtoves fixt in brick work, an iron curb and a deal cove, a lead ſink fixt in the window and a braſs cock, a ſtone chimney piece, hearth and ſlab, a Bath ſtove fixt in brick work, and a lock and key to the door.

PASSAGE FROM THE FORE TO THE BACK AREA. Paved with ſtone, a lock, key, latch and bolt to the door going to the fore area.

A WINE CELLAR. Arched with bricks, 6 brick bins and 4 ſhelves, and a lock and key to the door.

AN ALE CELLAR. Arched with bricks and 2 bins.

A LARDER. With ſhelves and hooks and a lock and key to the door.

LAUNDRY. Paved with ſtone, a lead ciſtern 6 ft long, 4 ft wide and 3 ft 3 deep with lead pipes and cock, a ſtone chimney piece, a range and a copper with lead and iron work, 2 ſaſh windows and a lock and key to the door.

LARDER. With dreſſers, ſhelves, one ſaſh window and a lock and key to the door.

KITCHEN. Paved with ſtone, a ſtone chimney piece, a range, iron back and crane, an iron oven fixt, a boiler fixt and cover, 3 ſtoves fixt in brick work and an iron curb, 2 dreſſers with 2 drawers, 5 ſhelves, a towel roller, a pair of ſpit racks, a cupboard under the ſtairs, an iron lock and key and latch to the door, a ſaſh window and a ſaſh light over the door.

SCULLERY. A ſtone ſink with a lead pipe and braſs cock, 4 ſhelves and a leaded window with iron ſtanchells.

BACK AREA. A lead ciſtern, pipe and cock, iron guards to the kitchen and ſcullery window.

OVER THE KITCHEN A room floored with deal, with 2 ſaſh ſky lights, a ſtone chimney piece and hearth, a ſtove fixt in brick work, a wainſcot partition, a row of pegs and 2 locks and keys to the doors.

YARD. Paved with ſtone, iron rails round the back area, and a neceſſary.

BRITISH 30 80 DEC

GROUND FLOOR, *Thirteen Feet high.*

FORE PARLOUR. Twenty ft 4 by 18 ft 9, an oak floor, painted dado wainſcoted, an indented cornice and cieling ornamented with fret work, a marble chimney piece, ſlab and coving, a ſtone hearth, a carved wood ovalo frieze and mantle ſupported with treſſes and ornamented with maſk heads and feſtoons of fruit and flowers, 2 ſaſh windows with inſide ſhutters and iron faſtenings, and 2 mortice locks on the doors, 2 doors, one falſe door with carved architraves, and frieze over them.

BACK PARLOUR. Twenty-four ft 3 by 14 ft 6, an oak floor, painted wainſcot dado high and hung with green flock paper, an indented cornice and ornamented cieling, a carved white marble chimney piece and ſlab, and black marble covings, a ſtone hearth and a Bath ſtove ſet in ſtone work, a carved wood ovalo, frieze and mantle, 2 ſaſh windows with inſide ſhutters and iron faſtenings, 2 mortice locks and keys to the doors, a ſmall paſſage room, an iron lock and key to the door going to the back ſtairs and a lock and key to the door going to the yard.

THE HALL AND STAIR-CASE. Paved with ſtone, a ſtone chimney piece and Bath ſtove ſet in ſtone work, wainſcoted to the ſurbaſe and ſtucco walls, an indented cornice, one window with an inſide ſhutter, a ſtrong iron lock and key and chain to the door, a pair of folding doors going to the great ſtairs which lead to the firſt and ſecond floor with 46 ſtone ſteps and 5 landing places with iron rails and mahogany hand rail, lighted with a ſky light, a porter's bed room under the ſtairs with a lock and key to the door, a back ſtone ſtair-caſe with iron rails, lighted with a ſky light.

PRINCIPAL STORY, *Fourteen Feet High.*

THE FRONT ROOM. Twenty-eight ft by 20 ft 8, a clean deal floor, painted wainſcot dado high and hung with blue flock paper and a gilt papier maché border, an indented ſtucco cornice and cieling richly ornamented, 2 doors with carved architraves and frieze and braſs mortice locks and keys, a marble chimney piece, ſlab and covings, a ſtone hearth, a carved wood frieze and mantle with a lion, ſupported with 2 truſſes, ornamented with feſtoons of fruit and flowers, and 3 ſaſh windows with inſide ſhutters.

BACK ROOM. Twenty-four ft 6 by 14 ft 6, a clean deal floor, painted wainſcot dado high, hung with India paper and gilt papier maché border, an indented ſtucco cornice, a cieling ornamented, a white marble chimney piece and ſlab, black marble coving and ſtone hearth, and a carved wood frieze and mantle, 2 doors with mortice locks and keys and carved architraves, 2 ſaſh windows with inſide ſhutters and iron faſtenings, a paſſage room to the back ſtairs hung with paper, a ſaſh window with inſide ſhutters and an iron lock to the door.

SECOND STORY, *Nine Feet High.*

FRONT ROOM. Twenty ft 4 by 17 ft 10, a deal floor, painted wainſcot dado high and hung with paper to the cornice, a marble chimney piece, ſlab and ſlips, a Bath ſtove ſet in ſtone work, 2 ſaſh windows with inſide ſhutters, 2 braſs locks and keys to the doors, a cloaths preſs with folding doors and a lock and key, a little inner room with a deal floor, painted dado wainſcot and hung with paper to the cornice, a marble chimney piece, ſlab and ſlips, a Bath ſtove ſet in ſtone, one window with inſide ſhutters, 2 braſs locks and keys to the doors, and a cloſet under the great ſtairs.

BACK ROOM. Twenty-four ft 6 by 14 ft 9, a deal floor, painted wainſcot dado high and hung with paper to the cornice, a marble chimney piece and ſlab, ſtone hearth and coving, wood ovalo and mantle, 2 ſaſh windows with inſide ſhutters, a braſs lock and key to the door, a ſmall light cloſet wainſcoted and paper'd, a marble chimney piece and ſlab, a ſmall Bath ſtove, one ſaſh window with inſide ſhutters and a lock and key to the door.

ATTICK STORY.

FORWARD. Conſiſting of two rooms with deal floors and papered, 3 ſaſh windows, 2 chimneys with ſtone chimney pieces, one ſmall Bath ſtove ſet in ſtone work, 4 cloſets with ſhelves and pegs, and locks and keys to the doors.

BACKWARD. Two rooms with deal floors, a ſtone chimney piece and ſlab, 2 ſaſh windows with iron bars, 2 ſhelves and 3 rows of pegs, 2 ſtock locks and keys and a latch to the doors, a trap-door to go to the roof of the houſe with 2 iron bolts, with all the bells, cranks and pulls as fixt in the different parts of the houſe.

All the above Premiſes, which are in good repair and well fitted up with all the fixtures before mentioned, to be put up at - - - - - - - - £. 1800 0 0

CARRIAGES.

A travelling coach lin'd with light cloth and lac'd, and a hammer-cloth the ſame, with whole ſide glaſſes.

A very neat town chariot lin'd with blue cut velvet and hammer-cloth the ſame, with a whole fore glaſs and ſide glaſſes.

// Sold for £3,430 : - - -

FINIS.